

Room Sizes

Living room

36'1"32'9" x 29'6"16'4"

Dining Room

32'9"32'9" x 32'9"29'6"

Kitchen

26'2"6'6" x 16'4"26'2"

Bedroom one

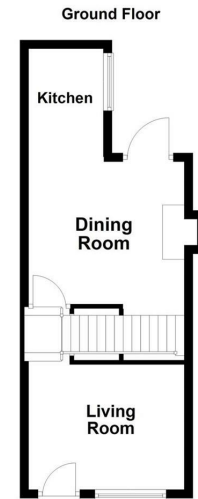
36'1"0'0" x 36'1"3'3"

Bedroom Two

32'9"29'6" x 19'8"32'9"

Bathroom

16'4"26'2" x 26'2"9'10"



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

VIEWING Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

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OFFER PROCEDURE If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

MONEY LAUNDERING Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Park Road, Blaby, Leicester LE8 4EF

£199,500

The Story Begins

- Stunning Victorian Terrace
- Living room
- Dining room
- Fitted Kitchen
- Two double bedroom
- Modern family bathroom
- Scope For Extension Subject To Planning
- Outdoor brick built shed
- Generous & Private Garden with side access
- EER Rating TBC Council Tax band TBC

Location Is Everything

Blaby boasts a host of amenities for everyone, the village centre has a good selection of shops including two supermarkets, Iceland & Aldi, a post office, two pharmacies and health centres, a hotel, a library and a dental surgery. There are two well regarded Primary Schools with a secondary school in the next village. There are several churches and Bouskell & Northfield Park. Blaby is well known for its easy access to the city centre and motorway networks. Stroll around Blaby and you will find a designated conservation area with a wealth of charm and character. A delightful place to live.



Inside Story

Charming Victorian terrace home conveniently located within walking distance to Blaby centre. Beautifully presented by the current owners this fabulous character home boasts a generous, pretty & private rear garden as well as scope for extension subject to the necessary planning consents. On approach to the home you will be greeted with a walled ,gravelled frontage.Through the front door you will step into the living room, a delightful & inviting space where you will be able to imagine yourself curling up in front of the fire on a winters evening. The separate dining area is light and airy with wonderful views of the rear garden, being located adjacent to the kitchen it is the perfect place for entertaining & socialising. Fitted with a range of wall & base units the kitchen has a granite effect work surface, stainless steel sink drainer, an integrated oven, gas hob, extractor fan and space for a fridge freezer. Travelling up to the first floor you will find the two well proportioned double bedrooms, one to the front of the property and the other to the rear with loft access from the first floor landing for storage. Over in the bathroom is a modern suite including a bath with overhead shower & glass screen, vanity wash hand basin, low level WC and heated towel rail. The rear garden is just delightful, there is a gated side access point, a patio area for outside dining, ample lawn & a brick built shed perfect for storage.

